JNDIA

PRAVIN DHIRAN & CO.
CHARTERED ACCOUNTANTS

"Manish-Sadan", Opp. Raman Cycle Industries, Krishna Nagar, Wardha - 442001
Ph. (07152) 242724 E-mail : pd.wardha@gmail.com

Annexure F

FORM 5

***(See* Regulation 4)**

ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 21/08/2024

To.
Riteshsingh Dixit, Ramsingh Thakur & Ragini Thakur
Project: Nivaasa Retreat
Nagpur

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by **Riteshsingh Dixit, Ramsingh Thakur & Ragini Thakur** for the period from **31/07/2023** to **31/03/2024** with respect to MahaRERA Regn Number **P50500052214.**

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read along with the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
2. I/We have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate.
3. I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of (Promoter) for the period ended **31-03-2024** and hereby certify that:

A. DEPOSITS:

SN	Particulars	For this Financial Year	Total for this Project till Date
1	Total amount collected from allottees	54,28,552.00	54,28,552.00
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	37,99,986.00	37,99,986.00
4	Total amount deposited in the Designated Bank Account	56,40,552.00	56,40,552.00
5	% of Amount deposited in Designated Bank Account [(4)1(1) * 100]	103.91%	103.91%
6	~~Shortfall~~/Excess deposit (3-4)	18,40,556.00	18,40,556.00

PRAVIN DHIRAN & CO. FRN 3866 W Wardha CHARTERED ACCOUNTANTS

Note: Amount collected/deposited at Sr. No. 1 & 2, shall not include pass through charges and indirect taxes.

Has the required proportion of money collected from allottees of the project units, as specified in the act, deposited in the Designated RERA Bank Account? **Yes**

If No. Please mention the amount not deposited.

B. WITHDRAWALS:

SN	Particulars	For this Financial Year	Total for this Project till Date
1	Opening Balance of Designated Bank Account	25,000.00	25,000.00
2	Total Deposits	56,40,558.00	56,40,558.00
3	Total amount withdrawn	41,04,379.00	41,04,379.00
4	Closing Balance	15,61,179.00	15,61,179.00

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting period? Yes

If no, please provide the below details:

SN	Date of Withdrawal	Amount of Excess Withdrawal

C. UTILISATION

We certify that, **Riteshsingh Dixit, Ramsingh Thakur, & Ragini Thakur** has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the Act.

If no, please provide the below details:-

SN	Date	Amount not utilized for Project

D. Any Qualifications/ Observations of CA:

SN	Observation
1	The promoter has deposited 100% of the amount received into Rera designated a/c.

For Pravin Dhiran & Co.
Chartered Accountants
FRN – 133656W

S. Mohta

(Shweta Mohta)
Partner
M. No: 113146
UDIN - **24113146BKAELG7567**

PRAVIN DHIRAN & CO. FRN 133656 W Wardha CHARTERED ACC

Agreed & Accepted by:

Signature of Promoter
Name: Riteshsingh Dixit
Date: 21/08/24

RAMSINGH THAKUR

21/08/2024

RAGINI R. THAKUR

Nivaasa Retreat

Su.no.26/1(part),Waroda
Nagpur Rural 400015